

NOTES:

1. This map has been oriented to The Virginia Coordinate System of 1983, North Zone, using real time DGPS. Topographic data supplied by Walter L. Phillips, Inc. and field locations of waters of the U.S. (WOUS) (i.e., a stream) and the monumentation shown were located in the field using conventional survey methods by Wetland Studies and Solutions Inc (WSSI). Accuracy of field locations of WOUS meets or exceeds the standards set by the U.S. Army Corps of Engineers (COE) Memo CENAO-CO-R, dated September 30, 1998. Field locations were completed on May 24, 2013.
2. The boundary line information shown hereon is for information purposes only and does not constitute a boundary survey by WSSI. The boundary line was obtained in digital format from the City of Falls Church Digital Data. Monumentation, including traverse stations and fly points, shown on this drawing should be used to orient WOUS locations to any future boundary, topographical, or location survey.
3. Topographic information provided in digital format by Walter L. Phillips, Inc. was used as a base for this Attachment. The contour interval (C.I.) is one-foot. The City of Falls Church Resource Protection Area (RPA) was obtained in digital format from the City of Falls Church Digital Data. This information is based in the NAD 83 horizontal coordinate system and referenced to the NGVD 29 vertical datum.
4. A waters of the U.S. delineation was conducted for the Reserve at Tinner Hill project area, as described in WSSI's report entitled "Waters of the U.S. (Including Wetlands) Investigation and Resource Protection Area (RPA) Evaluation, The Reserve at Tinner Hill (±2 acres)", dated May 31, 2013. This report documents the absence of wetlands or other waters of the U.S. within the Reserve at Tinner Hill site. In addition, the report delineated the northeastern limits of Tripps Run, located within 100 feet of the site boundary, to determine the extent of the RPA within the Reserve at Tinner Hill project area. A jurisdictional determination from the COE is pending.
5. Per City of Falls Church Zoning Ordinance Chapter 48, Article IV, Division 16, Section 48-832(a) (effective September 13, 2004), RPAs shall consist of:
 - (1) Nontidal wetlands connected by surface flow and contiguous to water bodies with perennial flow.
 - (2) Such other lands considered by the city to meet some or all of the criteria described in subsection (a)(1) of this section, and considered to be necessary to protect the quality of state waters. Other lands to be included within the RPA are water bodies with perennial flow, all natural stream channels, and manmade open stream channels, as generally identified on the city's Chesapeake Bay Preservation Area (CBPA) map; and
 - (3) A vegetated buffer area not less than 100 feet in width located adjacent to and landward of the components listed in subsections (a)(1) and (2) of this section, and along both sides of any water body with perennial flow.

The 100-foot buffer shall be measured from the top of the stream bank or the edge of the stream if there is no bank (Section 48-835(2)(a)).
6. The portion of Tripps Run adjacent to the site is lined with concrete, and is depicted from the top of the stream bank (i.e. the edge of the concrete channel). The stream flows generally southeast and is located within 100 feet of the southwestern portion of the site.
7. The RPA on the subject site does not include nontidal wetlands as none were found. A 100-foot buffer extending landward from the water body with perennial flow (i.e., Tripps Run), measured from the top of bank (i.e., the edge of the concrete channel) is present within the southwestern portion of the site. Tripps Run is the sole RPA component within 100 feet of The Reserve at Tinner Hill project area.

LEGEND

	SITE BOUNDARY
	CITY OF FALLS CHURCH MAPPED RESOURCE PROTECTION AREA BOUNDARY
	FIELD-VERIFIED RESOURCE PROTECTION AREA BOUNDARY
	100-FOOT BUFFER FROM TOP OF STREAM BANK (i.e., EDGE OF CONCRETE CHANNEL)
	EDGE OF CONCRETE CHANNEL
	FLY POINT (WSSI)

COWARDIN CLASSIFICATION

R3 RIVERINE UPPER PERENNIAL

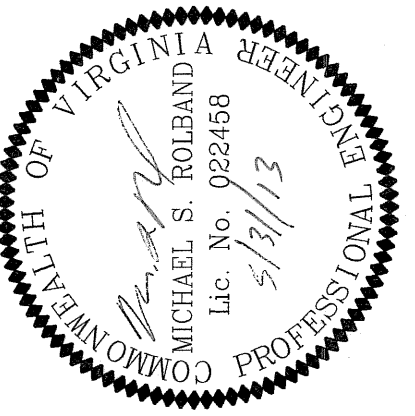
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**THE RESERVE AT TINNER HILL
RESOURCE PROTECTION AREA PLAN**

Prepared For: Lincoln Property Company

RESOURCE PROTECTION AREA PLAN

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REVISIONS		App. By	Rev. By	Date	No.	Description

DATE: May 31, 2013 SCALE: 1" = 50' C.I.: 1'

Horizontal Datum: VCS NAD 83
Vertical Datum: NGVD 29

Boundary and Topo Source:
Falls Church Digital Data
Walter L. Phillips

Design	Draft	Approved
MN	MN	MSR

Sheet #
1 of 1

Computer File Name:
C-1402